

**City of Evansville Historic Preservation Commission**  
**Regular Meeting**  
**Wednesday, June 21, 2017 6:30 p.m.**  
**City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

**1. Call to Order,** Chair Dan Stephans at 6:30 pm

**2. Roll Call:**

<b>Members</b>	<b>Present</b>	<b>Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P		Community Development Dir. Jason Sergeant Applicants, Carol Culbertson, Prakong Spears (PJ), Rick Knutson, Gary Cyrus, Andy Phillips
Vice-chair Steve Culbertson	P		
Secretary Betsy Ahner	P		
Ald. Gene Lewis	P		
Matt Koser	P		
Cheryl Doerfer	P		
Steve Christens	A		

**3. Motion to approve the agenda:** Motion by Culbertson, Seconded by Koser. Approved Unanimously

**4.** Motion to waive the reading of the minutes from the May 17, 2017 meeting and approve them as printed by Koser, seconded by Culbertson. Approved unanimously.

**5. Civility Reminder.** Stephans noted the City's commitment to civil discourse.

**6. Citizen appearances other than agenda items listed.** None.

**7. Applications**

- a. 243 West Main Street – New addition and porch replacement (Application HPC-2017-13). Commission member Steve Culbertson recused himself in order to appear before the Commission. Applicant Steve and Carol Culbertson explained they wished to add a single story addition behind their kitchen with a bedroom and bathroom. They will also construct a new side entrance at grade by replacing a window in the existing mudroom. The existing entrance will be replaced with a window. The floor of the current front porch needs to be replaced, including the sub framing which was repaired in part many years ago. In viewing the architect's drawings, Stephans stated he preferred that the windows in the addition be flat on top and not detailed as the original windows are. The applicants agreed to do this. Motion by Koser, seconded by Doerfer to approve the application. Approved unanimously with Culbertson abstaining. Culbertson resumed his seat on the Commission.

- b. 11 S. Madison St. – Remove and replace windows (Application HPC 2017-14) PJ and Knutson explained the wood of the windows has deteriorated and cannot be repaired. They would like to replace them with double hung vinyl windows. custom made to fit the window openings. Stephans stated the preferred method is to replace them with the same material the originals were made of. The applicant explained the windows will be custom made to fit the window openings. Motion by Culbertson, seconded by Lewis to approve the application. Approved unanimously.
- c. 138 W. Main Street – Remove and replace windows (Application 2017-15) Owner Gary Cyrus explained that the kitchen and all season room windows would not be replaced. Motion by Doerfer, seconded by Lewis to approve the application. Approved unanimously.
- d. 115 E. Main – Remove and replace siding and windows (Application 2017-16) Owner Andy Phillips was not present at beginning of consideration of this item and Sergeant explained the work to be done. Motion by Koser, seconded by Culbertson to approve the application. Approved unanimously. Phillips joined the meeting and answered questions from Commission members. Motion by Culbertson, seconded by Koser to amend the original motion to state the second floor windows are not being changed and glass only is being replaced on the first floor. Motion carried unanimously.

## **8. New Business**

- a. Discussion of protection of individual properties. There are 4 homes with plaques outside of the Historic Districts and there is a question on how much protection this offers them. It was suggested that the contracts be reviewed for information on deed restrictions before any other action is taken.
- b. Commission discussed a request for a new scoreboard at Lake Leota Park. The City would consider it a billboard if it had a company name on. Sergeant suggested it may be possible to copy small plaques on benches in the park that are given in “memory of”. Koser expressed concern about what the back of the scoreboard might look like. Sergeant said if it was encased in wood it might be too large to meet code. It may be best if the back faced the businesses on the east side of the park. Motion by Culbertson, second by Koser to approve the base sign, it should located in the area from center to left field and the Commission would like to see more details about the enclosure. Motion carried unanimously.

## **9. Old Business**

- a. Lake Leota Park – Pool Building – Sergeant is working on the building and has gotten the State Historical Society to agree to look at it early in the process. Consultants are doing a needs assessment and early proposals include using the Park Store more. On August 27 there will be a presentation on Lake Leota Park at 1 PM in the Horse Barn by Tim Heggeland.
- b. Update on 15, 17, 19 East Main – the owner is paused on rebuilding and the city has submitted a grant to assist him. The concern in rebuilding is financial.

- c. 15 Mill Street – nothing new to report at this time.
- d. Eager Free Library expansion – the State Historical Society has given its approval to the reworked plans and staff should be ready to present them to the HPC for approval. The Post Office has requested a 6 month extension and the City has offered 3 months because the delay will increase the cost of the bids on the library and delay its completion about a month.

**10. Report of the Community Development Director. None**

- a. Staff Issued certificates of appropriateness. None issued.
- b. Other updates. None.

**11. Correspondence, Comments and Concerns**

- a. Ahner asked if the house to the south of St. Paul's Church was in the Historic District and confirmed that it was. A parish committee is currently meeting to discuss the church buildings and grounds.

**12. Motion to Adjourn at 7:50 pm. Motion by Koser, seconded by Lewis. Approved unanimously.**

**Next Meeting Dates: Wednesday 7/19/2017, and Wednesday 8/16/2017**